

121.A

0005

0008.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
428,000 / 428,000
428,000 / 428,000
428,000 / 428,000
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		WELLINGTON ST, ARLINGTON

OWNERSHIP

Owner 1:	GLENN KATHLEEN	Unit #:	2
Owner 2:			
Owner 3:			

Street 1: 12 WELLINGTON ST UNIT 2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02476		Type:

PREVIOUS OWNER

Owner 1:	MCMAHON JAMES -
Owner 2:	MCMAHON KATHLEEN -

Street 1: 12 WELLINGTON ST UNIT 2

Twn/City: Arlington

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02476		Type:

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1950, having primarily Clapboard Exterior and 1170 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7454																

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										210315
										GIS Ref
										GIS Ref
										Insp Date
										07/26/18

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/11/20	04:18:08
LAST REV	
Date	Time
07/26/18	08:23:07
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID										
121.A-0005-0008.0										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	421,700	0	.	.	421,700	421,700	Year End Roll	12/18/2019
2019	102	FV	450,100	0	.	.	450,100	450,100	Year End Roll	1/3/2019
2018	102	FV	397,900	0	.	.	397,900	397,900	Year End Roll	12/20/2017
2017	102	FV	362,600	0	.	.	362,600	362,600	Year End Roll	1/3/2017
2016	102	FV	423,000	0	.	.	423,000	423,000	Year End	1/4/2016
2015	102	FV	390,700	0	.	.	390,700	390,700	Year End Roll	12/11/2014
2014	102	FV	372,800	0	.	.	372,800	372,800	Year End Roll	12/16/2013
2013	102	FV	372,800	0	.	.	372,800	372,800		12/13/2012

SALES INFORMATION

TAX DISTRICT										PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
MCMAHON JAMES	53182-171		7/13/2009		410,000	No	No						
ROSSANO-COLIER	31825-590		9/15/2000		259,000	No	No	4					

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/26/2018	Measured	DGM	D Mann

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good																
Sty Ht: 1 - 1 Story				A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																
Frame: 1 - Wood				1/2 Bath:	Rating:																
Prime Wall: 2 - Clapboard				A HBth:	Rating:																
Sec Wall:		%		OthrFix:	Rating:																
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 1											
Color:				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O												
View / Desir: 3F - 3RD FL				Frl:	Rating:			Other													
GENERAL INFORMATION				WSFlue:	Rating:			Upper													
Grade: C+ - Average (+)				CONDOS INFORMATION				Lvl 2													
Year Blt: 1950	Eff Yr Blt:			Location:				Lvl 1													
Alt LUC:	Alt %:			Total Units:				Lower													
Jurisdct: G11	Fact: .			Floor: 2 - 2nd Floor				Totals	RMs: 5	BRs: 2	Baths: 1	HB									
Const Mod:				% Own: 14.430000305																	
Lump Sum Adj:				Name:																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL: STD				Phys Cond: FA - Fair-Avg	35. %			Exterior:		No Unit	RMS	BRS	FL								
Prim Int Wall: 2 - Plaster				Functional:				Interior:		1	5	2									
Sec Int Wall:		%		Economic:				Additions:													
Partition: T - Typical				Special:				Kitchen:													
Prim Floors: 3 - Hardwood				Override:				Baths:													
Sec Floors:		%		Total: 35.6 %				Plumbing:													
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:													
Subfloor:				Basic \$ / SQ: 295.00				Heating:													
Bsmnt Gar:				Size Adj.: 1.35000002				General:													
Electric: 3 - Typical				Const Adj.: 0.94990498				Totals													
Insulation: 2 - Typical				Adj \$ / SQ: 378.300				1	5	2											
Int vs Ext: S				Other Features: 60912																	
Heat Fuel: 1 - Oil				Grade Factor: 1.10																	
Heat Type: 3 - Forced H/W				NBHD Inf: 1.20000005																	
# Heat Sys: 1				NBHD Mod:																	
% Heated: 100	% AC: 100			LUC Factor: 1.00																	
Solar HW: NO	Central Vac: NO			Adj Total: 664649																	
% Com Wall	% Sprinkled:			Depreciation: 236615																	
				Depreciated Total: 428034				WtAv\$/SQ:	AvRate:	Ind.Val											
								Juris. Factor: 1.00	Before Depr: 499.36												
								Special Features: 0	Val/Su Net: 365.81												
								Final Total: 428000	Val/Su SzAd: 365.81												
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 121.A-0005-0008.0										IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
More: N	Total Yard Items:																				
Total:																					